



TECHNICAL APPENDIX C: LAND USE ASSUMPTIONS AND UTILITY PLANS

INTRODUCTION

The Growth Management Act (GMA) requires that cities and counties develop land use plans that accommodate 20 years of growth. The land use pattern and growth is to be supported by utilities and capital facilities. The purpose of this technical appendix is to establish and compare the growth assumptions in the City's Comprehensive Plan and Countywide Planning Policies with the assumptions in the City's "Water System Plan Update: A Comprehensive Water System Plan, 2012" and the "Long-Range Wastewater Management Plan, A Comprehensive Sewer System Plan, Final 2010." Results show the system plans can support the land use plan and growth assumptions for the horizon year of 2031 matching the growth allocations in the Countywide Planning Policies.

GROWTH TARGETS AND CAPACITY

The City of Renton and its Potential Annexation Area have been allocated housing and employment growth targets in the King County Countywide Planning Policies. The City's Comprehensive Plan needs to reflect the growth targets and provide land use capacity sufficient to meet the targets for lands in the city limits; King County must do likewise for the Potential Annexation Area. Currently, the growth targets extend to the year 2031.¹ At the time of the 2007 Buildable Lands Report, the City had sufficient capacity to meet its growth targets. See Table 1.

Table 1. Growth Targets 2006-2013 and Buildable Land Capacity 2007

Location	Net New Units	Net New Jobs
City Growth Target 2006-2031	14,835	29,000
City Capacity 2007 (inc Benson Hill)	16,250	29,550
<i>Excess Capacity - City 2007</i>	<i>1,415</i>	<i>550</i>
PAA Target	3,895	470

Source: King County Buildable Lands Report 2007, Pers Com, Felt, June 27, 2013, "Buildable Lands: instructions for measuring updated capacity." BERK 2013

Based on the 2007 Buildable Lands results the City has sufficient capacity for planned growth under both housing and employment.

After the publication of the 2007 Buildable Lands Report, the City has studied future growth capacity in the Sunset Area Planned Action, and found additional capacity was likely, up to 850 more housing units than the prior assumed growth under the Comprehensive Plan and up to 2,278 more jobs than the prior assumed growth under the Comprehensive Plan (Preferred Alternative assumptions; Final EIS, April 2011). This would further bolster the City's land capacity.

¹ While the growth targets extend to the year 2031, the new 20-year planning horizon for local governments with a Comprehensive Plan Update deadline of June 30, 2015, such as Renton, is actually 2035. However, King County has no plans to formally update growth targets to the year 2035. Given the GMA requirement to plan for 20 years (RCW 36.70A.115), King County and an inter-jurisdictional team of planning directors recommends that local governments start with the 2031 growth target and use either a straight-line projection or otherwise "bend the trend" towards Vision 2040 in order to derive a 20 year growth number. The City is considering the extension of the growth target to the year 2035, but has not yet made a determination of the numbers.



The City's Transportation Model growth assumptions represent the allocation of growth to sub geographies across the City (transportation analysis zones across the city limits). The City's traffic model shows the City's anticipated growth of 15,787 housing units and 31,440 jobs between 2006 and 2030; both estimates are greater than the assigned growth targets. For the purposes of this analysis, the traffic model analysis zone growth estimates are compared to the water service area and sewer service area (city limits portion).

WATER SYSTEM PLAN

Household growth is projected in the Renton Water System Plan for the years 2010 to 2071 for the water system service area which is smaller than the city limits. The plan considered growth based on Puget Sound Regional Council growth projections (similar to those in the Countywide Planning Policies and the City traffic model) and a "growth cap" that considered infill capacity plus redevelopment in the Renton Urban Center and Renton Sunset Area Planned Action Area. Based on the analysis the net growth from 2010-2031 is less than City growth targets, but the growth from 2010-2071 is consistent with those targets. The analysis shows the Water System Plan can accommodate the growth targets, but the growth cap approach allows the City to see what the improvements would be if growth occurred in a more phased manner. See Table 2.

Table 2. Water System Growth Projections Compared to Targets

Water System Plan			Traffic Model - Water Service Area			Countywide Planning Policies
Year	Total Households	Net Households	Year	Total Households	Net Households	Net Households
2010	23,704		2006	23,544		
2031	30,770	7,066	2030	38,346	14,802	14,835
2071	38,587	14,883				

City of Renton, 2012; BERK, 2013

WASTEWATER SYSTEM PLAN

Population and job growth is projected in the Renton Wastewater System Plan for the years 2001 and 2030. The wastewater service area extends further east than the city limits but not fully to the southeast, where other districts are the service providers. Nevertheless, comparisons of growth assumptions show more than sufficient planned growth in the Wastewater System Plan beyond the city's growth targets. See Table 3.

Table 3: Wastewater System Growth Projections Compared to Targets

a. Sewer System Assumptions

Sewer System Plan						
Year	Total Population	Net Population	Total Households	Net Households	Total Jobs	Net Jobs
2000	44,504		19,479		49,128	
2030 + 25%	102,901	58,397	45,186	25,707	103,357	54,229

b. Comparison to Growth Targets

Traffic Model - Sewer Service Area (within city limits)				Countywide Planning Policies	
Year	Total Households	Net Households	Total Jobs	Net Households	Net Jobs
2006	24,203		56,918		
2030	39,990	15,787	88,358	31,440	14,835

Source: City of Renton, 2010; BERK, 2013